Today’s Agenda

• Key Issues/Vision
  
  – What is your vision for the intensification area?
  
  – What are the most important issues to be considered in this study?

1. Mixed-use streets
2. Pedestrian and cycling amenities
3. Building design
Today’s Agenda

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<th>Activity</th>
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<tr>
<td>Introductions</td>
<td>6:00 – 6:05 pm</td>
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<td>Post-it note exercise</td>
<td>6:05 – 6:10 pm</td>
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<td>Background presentation</td>
<td>6:10 – 6:30 pm</td>
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<td>Group discussion</td>
<td>6:30 – 7:30 pm</td>
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<td>Reporting back</td>
<td>7:30 – 7:50 pm</td>
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<td>Closing comments</td>
<td>7:50 – 8:00 pm</td>
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The urban design guidelines will propose a series of performance standards for the built form, streetscape and open space within the four intensification areas.
Intensification Areas

- Urban Growth Centre - 150 persons/jobs per ha.
- Primary Corridor - 50 units per ha.
- Secondary Corridor - 50 units per ha.
- Primary Node - 40-120 units per ha.
- Secondary Node - 40-120 units per ha.
- Major Transit Station - 40-120 units per ha.
Intensification Areas

Urban Growth Centre (UGC)

Intensification Corridors

Intensification Nodes

Major Transit Station Areas
Intensification Areas

Urban Growth Centre (UGC)

• Vacant or underutilized parcels (e.g. surface parking lots)
• Some full block width redevelopment potential
• Smaller infill site with narrower lot depths (i.e. 30m)
• Sensitive heritage adjacencies
• Development potential along waterfront

Urban Growth Centre

Mid-rise, mixed-use infill (heritage sensitive where required); hidden rear parking with access from a lane; streetscape improvements (street trees, furniture, spill-out retail, etc.).
Intensification Areas
Intensification Corridors
Intensification Areas

Intensification Corridors

• There are 5 primary, and 3 secondary corridors identified
• Typically vehicle-oriented
• Suburban character (i.e. large setbacks, surface parking, frequent curb-cuts, and low-density commercial and residential uses that often back-lot onto open space)
• Large greenfield sites

Secondary Corridor

Street related development; opportunities to integrate larger, well-designed commercial uses; parking at the rear; on-street parking; streetscape improvements.
Intensification Areas

Intensification Nodes

Duckworth St.
Groove St. E
Intensification Areas

**Intensification Nodes**

- There are 6 primary, and 3 secondary nodes identified.
- Intersection of major corridors in the City of Barrie.
- Typically reflect the suburban character found on their corresponding corridors.
- Often stable residential communities in the nearby context.

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*Primary Node*  
Big Bay Point Road  
Yonge Street  

*Higher density residential buildings (i.e. low-rise walk-up apartments, townhouses); active transportation; streetscape improvements; rear parking; opportunities for open spaces.*
Intensification Areas

Major Transit Station Areas
Intensification Areas

Major Transit Station Areas

Downtown terminal
• Intercity bus service
• Downtown context
• Large, City owned surface lots on nearby streets (e.g. Simcoe Street)

Barrie South Station
• Go Train service to Toronto
• Suburban context
• Large Parking lot

Barrie South GO Station

Higher density residential buildings (i.e. low-rise walk-up apartments, townhouses); GO Station integrated with new development; active transportation; improved parking design.
Public Consultation

Intensification Area Urban Design Guidelines for the City of Barrie

Workshop / March 10, 2011
Built Form

• Tall buildings cast big shadows and block views to the lake
• Infill should be sensitive to existing residential neighbourhoods
• New development in Barrie should be fully accessible
• I would like to see more mid-rise building forms
What We’ve Heard

Public Realm

• We want attractive tree-lined streets

Transportation

• We need a better public realm to support walking and cycling
• We need easy access to the GO stations
• Barrie’s public transit system needs more reliable service
What We’ve Heard

Economy

• Commercial is struggling in the downtown
• Ensure a healthy mix of uses. i.e. food stores in addition to restaurants and specialty shops

Community

• The downtown can be unsafe at night
• More residential opportunities would house people of all ages, provide more vibrancy and promote healthier retail downtown
Issues and Opportunities

4 distinct typologies:

1. Established Districts
   • Stable main streets
   • Significant infill opportunities – i.e. Parking lots.
   • Strong residential base to support retail and cultural activity

2. Commercial Suburban Districts
   • Primarily auto-oriented
   • Abundant surface parking
   • Ample opportunity for development in large underutilized sites

3. Stable Residential Suburban Districts
   • Primarily single-detached homes on attractive tree-lined streets.
   • Minimal commercial presence
   • Few infill opportunities - limited to the arterial corridors

4. City-Wide Issues
Established Districts
Interface with Adjacent Properties

Barrie – Dunlop @ Duckworth

Barrie transect – John & Bradford
Interface with Adjacent Properties

- Reduction of shadow impacts through use of angular plane.
- Rooftop garden provides outdoor amenity space.
- Step back expresses building elements and controls massing.
- Mixed-use and apartment buildings can range between 4 and 12 storeys.
- Max. streetwall = 80% of R.O.W. width.
- Transition to adjacent residential neighbourhood through use of angular plane.

Pedestrian-oriented streetscape.

R.O.W.
Tall Building Design

Barrie – Toronto St. Appartements

Step-back to reduce impact
Quality materials & active ground level
Tall Building Design

Spacing taller buildings to protect views and privacy

50 metre separation

2 storey building base
Grade-Level Building Design

Barrie – Dunlop St.

Active mixed-use street
Grade-Level Building Design

Commercial/Mixed-Use

- Front property line
- Min. 4.5m
- 4.8m
- 4.5m

Residential

- Min. 4.5m
- False floor
- 4.8m
- 3.0m
Transition Toward Structured Parking

Barrie – Bayfield St. north of Coulter St.

Structured parking with retail at grade
Issues and Opportunities

Commercial Suburban Districts
Issues and Opportunities / Commercial Suburban Districts

Intensification of Commercial Corridors

Barrie – Bayfield St. looking north

South Waterdown Main St.
Intensification of Commercial Corridors
Issues and Opportunities / Commercial Suburban Districts

Street Design – Transforming the corridors into main streets.
Issues and Opportunities / Commercial Suburban Districts

Street Design – Transforming the corridors into main streets.
Infill Within Single-Family Residential Corridors
Infill Within Single-Family Residential Corridors

- 1.5m no encroachment zone
- Rear yard amenity area: min 45 sq. m and min dimension 5.5 m
- 7.5m min.
- 8.0m min.
- 0.5m
- Lane
- Pavement
Issues and Opportunities
City-Wide

Intensification Area Urban Design Guidelines for the City of Barrie
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Issues and Opportunities / City-Wide
Create a Sustainable Natural Heritage and Open Space System
Issues and Opportunities / City-Wide

Create a Sustainable Natural Heritage and Open Space System
Issues and Opportunities / City-Wide

Sustainable Streetscape Design
Issues and Opportunities / City-Wide

Sustainable Streetscape Design

Intensification Area Urban Design Guidelines for the City of Barrie
Issues and Opportunities / City-Wide

Minimizing Impact of Surface Parking

Intensification Area Urban Design Guidelines for the City of Barrie
Create an Active Transportation Network
Create an Active Transportation Network
Guiding Principles

1. Improve economic and social vitality through intensification

2. Create well defined buildings, streets and open spaces

3. Promote a strong mix of uses in the downtown

4. Ensure the massing of new infill buildings transition well to existing neighbourhoods

5. Minimize the negative impacts of taller buildings including shadows, views, and privacy

6. Encourage higher residential density near the major transit stations

7. Support active transportation including walking, cycling and transit

8. Leverage Barrie’s current and future assets

9. Incorporate ‘Universal Design’ and environmentally sustainable development
Workshop Exercise

- Break out into smaller groups
- Appoint a note taker
- Answer the questions on the worksheet in the space provided
- Use the markers to provide comments directly on the aerial photo
- Appoint someone who will report back to the larger group